

Town Incorporation Cleanup



TITLE 10 CHAPTER 2A PART 3

City vs. Town Incorporation



City

1. Petition for a feasibility study
2. Feasibility study completed & public hearings on the study
3. Petition to incorporate
4. Incorporation election
5. Election of officers

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Town

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Size



- There are no parameters or guidance as to how much, or what types of land, can be incorporated.

Provo (city)	Bluff (town)	Brighton (proposed town)	Hoytsville (proposed town)
116,868 people	265 people	260 people	453 people
44 square miles	38 square miles	16 square miles	0.8 square miles

Size



- What *can* you incorporate? Should the code be explicit?
- Should land area factor more into the feasibility study?
- Should LGO or sponsors check anything with other land owners?

Collecting Payment



- If an incorporation passes, the new town shall pay:
 - All costs related to the feasibility study (to LGO)
 - Costs incurred for holding an election (to County)
- There are no parameters around how LGO or County Clerks collect money.
- LGO has no way to plan and budget for how many incorporations/studies we see each year.

Content of the Feasibility Study



- What the study contemplates is not comprehensive.
- Currently includes:
 - Population and demographics figures and five-year estimates
 - Tax base (including household size/income, commercial/industrial development, and public facilities)
 - Tax projections, assuming the same tax categories and rates as currently imposed
 - Assumptions that the proposed town will provide a level and quality of municipal services that are currently provided

Content of the Feasibility Study



- What the study contemplates is not comprehensive.
- Could include:
 - Which offices to consult (e.g., county officials, fire authorities, police, etc.)
 - Exploring different taxing options than what is currently provided (e.g., a town might impose a transient room tax that an unincorporated area cannot)